



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Kirk W. Kincannon, Director

**FROM:** Todd Johnson, Director  
Park Operations Division

**DATE:** April 17, 2014

### *Agenda*

**Park Operations Committee**  
**Wednesday, April 23, 2014 – 6 p.m.**  
**Boardroom – Herrity Building**  
**Chairman: Edward R. Batten, Sr.**  
**Vice Chair: Anthony J. Vellucci**  
**Members: Linwood Gorham, Faisal Khan**

1. Green Spring Gardens – Mastenbrook Volunteer Matching Fund Grant Program Request – Friends of Green Spring Gardens – Action\*

\*Enclosures



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Board Agenda Item  
May 14, 2014

## **ACTION**

### Green Spring Gardens – Mastenbrook Volunteer Matching Fund Grant Program Request – Friends of Green Spring Gardens (Mason District)

#### ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from the Friends of Green Spring Gardens in the amount of \$20,000 to renovate the gazebo and patio area at Green Spring Gardens.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from the Friends of Green Spring Gardens in the amount of \$20,000 to renovate the gazebo and patio area at Green Spring Gardens.

#### TIMING:

Board action is requested on May 14, 2014, in order to award the grant.

#### BACKGROUND:

The gazebo adjacent to the primary parking lot at Green Spring Gardens (Attachment 1) was constructed in 1985, and has become one of the many attractions at the site. In support of improving the appearance of the gazebo and patio area, as well as enhancing revenue generation and increasing community service capacity, an estimated \$20,000 worth of renovation work was completed on the gazebo through a partnership between the Park Authority, the Friends of Greens Spring Gardens (FROGS), and several local businesses during the fall of 2013. The work completed on the gazebo included a new roof, new decking, and painting of the entire structure.

In further support of achieving the above goals, FROGS is proposing a second phase of renovation work to include: providing stairs on the east side of the gazebo, replacing the existing ADA ramp for improved accessibility, renovating and expanding the patio to improve appearance and increase capacity, upgrading the electrical system, and providing a focal point fencing/trellis/screening structure. The proposed work is estimated to cost approximately \$96,000. FROGS is requesting \$20,000 from the Mastenbrook Volunteer Matching Fund Grant Program (Attachment 2). If approved, a \$76,000 contribution from FROGS, along with \$20,000 from the Mastenbrook Volunteer Matching Fund Grants Program, will provide the funds sufficient to complete the project.

Board Agenda Item  
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If approved, this grant will be the tenth Mastenbrook Volunteer Matching Fund Grant project that FROGS and the Park Authority have partnered on to complete. The Park Authority Board Member for the Mason District supports approval of the grant request. Staff from the Planning and Development Division is managing the project. Matching funds are available to complete this project.

FISCAL IMPACT:

The estimated total project cost is \$96,000. Funds are currently available in the amount of \$20,000 in WBS PR-000016, Park Development, in Fund 300-C30400 (370), Park Authority Bond Construction; and \$76,000 from FROGS, resulting in the total available funding of \$96,000.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$192,231.23.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Area at Green Spring Gardens  
Attachment 2: Mastenbrook Volunteer Matching Fund Grant Program Request –  
Friends of Green Spring Gardens

STAFF:

Kirk W. Kincannon, Director  
Cindy Messinger, Deputy Director/CFO  
Sara Baldwin, Deputy Director/COO  
Todd Johnson, Director, Park Operations Division  
Dave Bowden, Director, Planning and Development Division  
Cindy Walsh, Director, Resource Management Division  
Dan Sutherland, Manager, Park Management Branch, Park Operations Division  
Michael P. Baird, Manager, Capital and Fiscal Services  
Mary Olien, Manager, Green Spring Gardens, Resource Management Division

# Green Spring Gardens

Project Area



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## Mastenbrook Volunteer Matching Fund Grants Program Application Form

*PLEASE PRINT.* Please provide all information requested. You may attach additional sheets and/or materials to support your request.

### 1. Grantee Information

Name of Individual or Organization: Friends of Green Spring (FROGS)  
 Contact Person: Clinton A. Fields  
 Mailing Address: 4603 Green Spring Road  
Alexandria, VA 22312  
 Phone: (703) 692-5173  
 Fax: ( ) \_\_\_\_\_  
 Email: cfields232@verizon.net

### 2. Project

Title: White Gazebo Rehabilitation and Patio Renovation Project

### 3. Funding Requested

Amount \$ 20,000.<sup>00</sup>

*(Applicant may request up to a maximum of \$10,000 per project. Limited to one approved project per fiscal year.)*

### 4. Project Description

Provide a description of your project. (Attach drawings or specification of *materials*/proposed for purchase. If *educational materials* are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project.

*(See attached)*

**5. Public Benefits**

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

(See attached)

**6. Sponsor Commitment**

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long term maintenance of your project after it is completed?

(See attached)

**7. Proposed Budget**

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds. Please check one of the following:

The Park Authority prefers to reimburse grantees after the work is completed. However, please note that projects that were begun or completed prior to Park Authority approval are ineligible for funding.

- We understand payment by the Park Authority will occur after we complete the project.
- We must have the Park Authority grant funds prior to beginning the project.

  
\_\_\_\_\_  
Signature

7 June 2013  
\_\_\_\_\_  
Date

**Project:** Gazebo Rehabilitation and Renovation Project at Green Spring Gardens

**Funding Request:** \$10,000

**Project Description:** The Gazebo at Green Spring Gardens was planned and constructed in 1983 and 1984, and was completed in 1985. The structure was proposed by the Fairfax County Park Authority and funded by donations from the Garden Clubs of District 3 of the National Capital Area. Because of its distinctive appearance and location, the Gazebo has become the unofficial icon of Green Spring Gardens.

The strategic goal of this project is to enhance the revenue producing and community service capacity of Green Spring Gardens. Renovating the gazebo and expanding the patio are key priorities to achieving this goal.

After 28 years, the gazebo was ready for a major facelift and renovation. A two-phase project was proposed. A basic renovation of the gazebo structure (new roof, new decking and complete repainting), which was accomplished in September 2013 sponsored by FROGS and several local businesses. Phase II is the subject of this grant request.

The proposed project: 1) Provides a new stair system on the east side of the gazebo; 2) Replaces the existing handicapped ramp; 3) Renovates and expands the patio; 4) Upgrades the electrical system; and 5) Provides a focal point, fencing/trellis/screening structure. (A preliminary rough estimate for this project is attached at Tab A and a detailed drawing is at Tab B.)

The FROGS Board has reserved \$60,000 from revenues on hand and has dedicated all proceeds from its 2013 annual appeal (expected to be approximately \$20,000) to the project. FROGS is fully committed to support of this project, but will reserve additional funding decisions pending refinement of cost estimates. Hopefully, these funds will be complemented by a Mastenbrook Grant of \$10,000.

**Public Benefit:** The Gazebo serves a broad range of individuals and groups in the community. It functions as a daily gathering point for parents and pre-school age children activities; it is used as an outdoor classroom for students on field trips to Green Spring; in the past year, it has been in demand by local high school officials to stage photo shoots for proms; it is a popular rental site for weddings; it serves as backdrop for dozens of local amateur photographers and artists; it is the performance stage for all concerts in the Park; and it is the center for entertainment for FROGS garden sales events such as spring and fall garden days. And, in recent weeks, the Gazebo has gained press attention as the nesting site for a California species of humming bird that decided to over winter at Green Spring Gardens. We fully expect that the planned improvements, expansion, and handicapped accessibility features will allow the Gardens to accommodate larger and more diverse groups from the community.

**Sponsor Commitment:** This project is sponsored by Friends of Green Spring (FROGS) a 501(c) (3) organization whose members have been committed supporters of Green Spring Gardens for over twenty years. Funding commitments for this project are outlined in the description section above.

This project will be carried out by FCPA Planning and Development Division staff in cooperation with the Park Manager and staff. Long term maintenance will be part of the site's general upkeep.

A

## GREEN SPRING GAZEBO GARDEN RENOVATION

### SCOPE OF WORK

Compiled by Judy Zatsick, Thornton Burnet & Mary Olien  
April 30, 2013

#### Rehabilitating the Gazebo Structure

##### A. Main decking

1. Remove and replace existing decking and soffit boards with composite decking material, e.g. Trek, Timbertech or Evergreen, with a 2x6s perimeter band board with bull-nosed outer edge and
2. Enclose area under deck with privacy grade square grid lattice trimmed with 1x3s.

##### B. New Stair System

1. Treads & risers on existing and new steps to match low care decking surface material
2. Existing steps: remove and replace with composite decking material with closed risers. Remove last step, replace with flagstone on grade
3. East side new front steps, new steps & landing system facing main lawn area with new on grade landing & walk system in masonry connecting to main path. A 3' deep landing at top of steps to provide comfortable transition from gazebo to stair system. Sides of new stairs to be filled in with vertical square grid lattice panels with appropriate trim and new rails to match existing gazebo rails.

##### C. Deck Rails

1. Style to complement the fence rails.
2. Investigate the maximum openings permitted for deck rails when the deck is elevated.

##### D. New Handicapped Ramp

1. Handicapped ramp to swing and curve out to give more immediate patio space in front of gazebo. Ramp would be in area now holding large hydrangeas. It would be longer with less pitch to meet ADA standards as well as the appropriate width with hand rails on both sides of ramp.
2. Built with low care materials matching gazebo decking material.

##### E. Roof – New Roof Needed

1. Suggest standing seam tin/copper or anodized colored aluminum, which is a very long lived and low care products. OR 30 year architectural asphalt shingles that have a texture in a cedar shake.
2. For the decorative finial at peak – an image of a frog or hamamelis leaf or branch made out of copper or brass or an artsy weather vein.

## Green Spring Gardens Gazebo Renovation

### F. Painting

1. Entire structure should be painted with any soft color other than bone white – perhaps pearl white, cream or sand. Color chosen should work with new roof color.
2. Decking could be painted, stained or left in manufacturer's provided color. Non wood decking is available in many fixed color choices that require no applied finish – very low care required

### Rehabilitating the Patio Paving

#### A. Anticipated capacity: 50-60 people|

#### B. Patio – Expansion

1. This can only be accomplished through north & south sides. East/west expansion is restricted because of existing cedar trees (west) and gazebo & masonry paths to east. Slope of patio must be adjusted on the east/west axis which is currently too steep. Ideally the patio should have a slope between 1 ½ - 3% or a 1/8" to ¼" drop per linear foot. Grades will need to be carefully determined given the roots of the cedar trees and elevations accessing the gazebo. New stairs & handicapped ramp should be built after patio installation, adjusting these components to new elevation for best fit. Final dimensions of hardscape are yet to be determined, but will be shown in hardscape plan during the development process.

#### C. Paving surface material should provide a unified surface

1. Random rectangular fitted Pennsylvania flagstone or new modular concrete pavers in larger sized units. Flagstone can be placed on a diagonal or in a perpendicular pattern against edges. All would be over a packed bed of stone dust, not over concrete.
2. Should have a vertical 3-4" high edging at patio perimeter to hold back soil & mulch washing from beds onto a hard surface. Lowest care alternative would be 2" thick flagstone pieces set vertically or custom fitted steel edging or vertically set pieces of the modular paving system. Edging should relate to patio surface color.

### Utilities

#### A. Electrical Service

1. Update gazebo electrical service and possibly extend with GFI boxes at specific points at patio's perimeter.
2. In ground up lighting of 3 to 5 of the cedars
3. Path lights for edge of patio & entry walks for events after dark. Lighting will be extended along main entry walk & steps down to parking lot for safe access.
4. Low voltage system could be provided in place of more expensive line voltage if a secure location can be found for a low voltage transformer (for lighting only) which will need a designated GFI box for power.
5. Power for a GFI receptacle for a recirculating water feature.

## Green Spring Gardens Gazebo Renovation

### B. Water Source

1. None expected at this time.
2. A low care water feature, such as a small fountain, as a focal point would have a manually fillable below ground reservoir, which would be a low hazard feature.

## Redesign of the Garden Spaces

### A. Fences and Trellis/arbors

1. Keep picket fence style, but arrange the pickets in groups of three and add new components with larger posts with attractive finials. Fencing should enhance, but not overwhelm gazebo structure
2. Add small arbor or trellis structures at the two entrances to give vertical interest and a plant climbing surface.
3. Use best grade red cedar for fence and trellis elements

### B.

#### Planting plan

1. A semi-formal atmosphere should be expressed here, enhanced with specific static evergreens, new hedging in place of or mixed with new fencing components.
2. Redesign the square grass bed bordered by 4 existing paths northeast of gazebo using a centered specimen tree and low care layered under plantings instead of the patch of existing grass that is now there.

### C. Focal point

1. Add fountain or sculpture in the bed that borders the main entry walk from the parking lot.

## SCOPE COST ESTIMATE

### Green Spring Gardens – Gazebo Area Upgrades

#### Design

Engineering Services	\$ 12,500
<b>Subtotal</b>	<b>\$ 12,500</b>

#### Construction

Demolition	\$ 5,000
Expanded Accessible Flagstone Patio	\$ 34,000
Stairways and Accessible Ramp at Gazebo	\$ 14,000
New Fencing	\$ 2,500
New Lattice Screen	\$ 4,000
Electrical Provisions for Future Service	<u>\$ 5,000</u>
<b>Subtotal</b>	<b>\$ 64,500</b>

Contingency \$ 10,000

Administration \$ 9,000

**Total Project Estimate \$ 96,000**



